



CONNECTICUT

Brownfield Networking Event
October 31, 2023



Agenda

Agenda & Housekeeping

- ✓ Binu Chandy
Director, Office of Brownfield

Welcome & Opening Remarks

- ✓ Alexandra Daum
Commissioner

[Maker Manifesto Video Link](#)

Panel Discussion

Panel Moderator

- ✓ Rob Hotaling
Deputy Commissioner

Panelists

- ✓ Bryan Garcia
President & CEO, CT Green Bank
- ✓ Bill Gambardella, Developer, AB Eco Park Project, North Haven
- ✓ Lee D. Hoffman
Member, Pullman & Comley, LLC

Discussion and Q&A

Brownfield Projects Investments in Governor Lamont's Administration

From 2021 to date.

Approximately \$85 million awarded in brownfield funding

Funding awards to ~95 projects across the state

Funding for assessment, planning and remediation (cleanup) work

Expected to leverage over \$2 billion in non-DECD funding

Translates to a higher historical leverage ratio, \$1:~\$23 of non-DECD funding

Result of focus on public-private partnerships on brownfield cleanup and redevelopment projects.

Panelists



William V. Gambardella, Developer, AB Eco Park Project, North Haven

203.288.1333

billg@GCGHLaw.com

Bill is the Managing Partner of Gambardella, Cipriano, Gottlieb & Hathaway PC. His law firm focuses on residential and commercial real estate, landlord / tenant matters, collections, small business matters, trusts and estates. Bill has served as a State Rep for North Haven and Hamden, Town Treasurer for North Haven, and in addition to his private law practice, Bill was an adjunct professor of Business Law for five years in the School of Management at SCSU.

Bill is now associated with the redevelopment of 250 Universal Drive (Cedar Hills Infrastructure Improvement District/AB Eco Park Project) in North Haven, a site that has remained vacant due to multiple issues and complications. With the help of DECD, DEEP and other state agencies, this long-abandoned Brownfield is proposed to be redeveloped into a Waste Reclamation Facility, an interdependent state of the art recycling center, which will truly turn trash into treasure.

Bryan Garcia, President and CEO, CT Green Bank

860.257.2170

Bryan.Garcia@ctgreenbank.com

Bryan Garcia is the president and CEO of the CT Green Bank – the nation's first state-level green bank. The “green bank model” is demonstrating how smarter use of public resources can attract more private investment in the green economy – reducing energy burden on families and businesses, creating jobs in local communities, increasing the deployment of clean and resilient energy, improving public health, and confronting climate change. With its message of “[Inclusive Prosperity](#),” the Green Bank won the “Innovations in American Government Award” in 2017 by the Harvard Kennedy School’s Ash Center for Democratic Governance and Innovation. And through its design of retail accessible Green Liberty Bonds, modeled after the War Bonds of the 1940’s, the Green Bank won the “Innovative Financing” category from The Bond Buyer in 2020.

In addition to his professional responsibilities, Bryan serves on the Secretary of Energy Advisory Board and the Yale School of the Environment Leadership Council. He is on the Board of Directors of the Energy Foundation, Coalition for Green Capital, and Center for Sustainable Energy.





Lee Hoffman, Member Pullman & Comley

1.860.424.4315

lhoffman@pullcom.com

Lee D. Hoffman is chair of Pullman & Comley, and before that was co-chair of the firm's Real Estate, Energy, Environmental and Land Use Department. He focuses his practice on the development of energy projects, assisting clients with complying with environmental regulatory requirements and the development of projects on contaminated properties.

Lee represents developers, municipalities and utilities in proceedings before the Connecticut Public Utilities Regulatory Authority and the Connecticut Siting Council. His experience includes representing private power producers, utility companies, municipalities, and lenders in connection with the siting of facilities, transmission lines and pipelines; representing interested parties in connection with cable franchise renewals; financing power projects and representing parties in connection with the siting and operation of telecommunications facilities.

Bryan Garcia

President & CEO, CT Green Bank



Our mission is to confront climate change by increasing and accelerating investment into Connecticut's green economy to create more resilient, healthier, and equitable communities

**Guiding this mission is our vision for
“...a planet protected by the love of humanity.”**

Bridgeport Fuel Cell Park

Clean Energy and Brownfields



Market Segment	Green Bank Capital Solutions – Grid-Tied Project
Project Summary	Long-term power and REC purchase agreement through Project 150 (PA 05-01). 2 nd largest fuel cell power plant in the world. <u>Technology manufactured in CT and site located on brownfield in a distressed municipality.</u>
Support Needed	<ul style="list-style-type: none">Project finance“Back levered” financing to the developer to attract buyer for the project (i.e., buyer demanded a cash reserve fund for O&M)
CT Results	15 MW fuel cell project totaling \$125 MM investment creating nearly 140 jobs



Lofts at Cargill Farms

Clean Energy and Brownfields

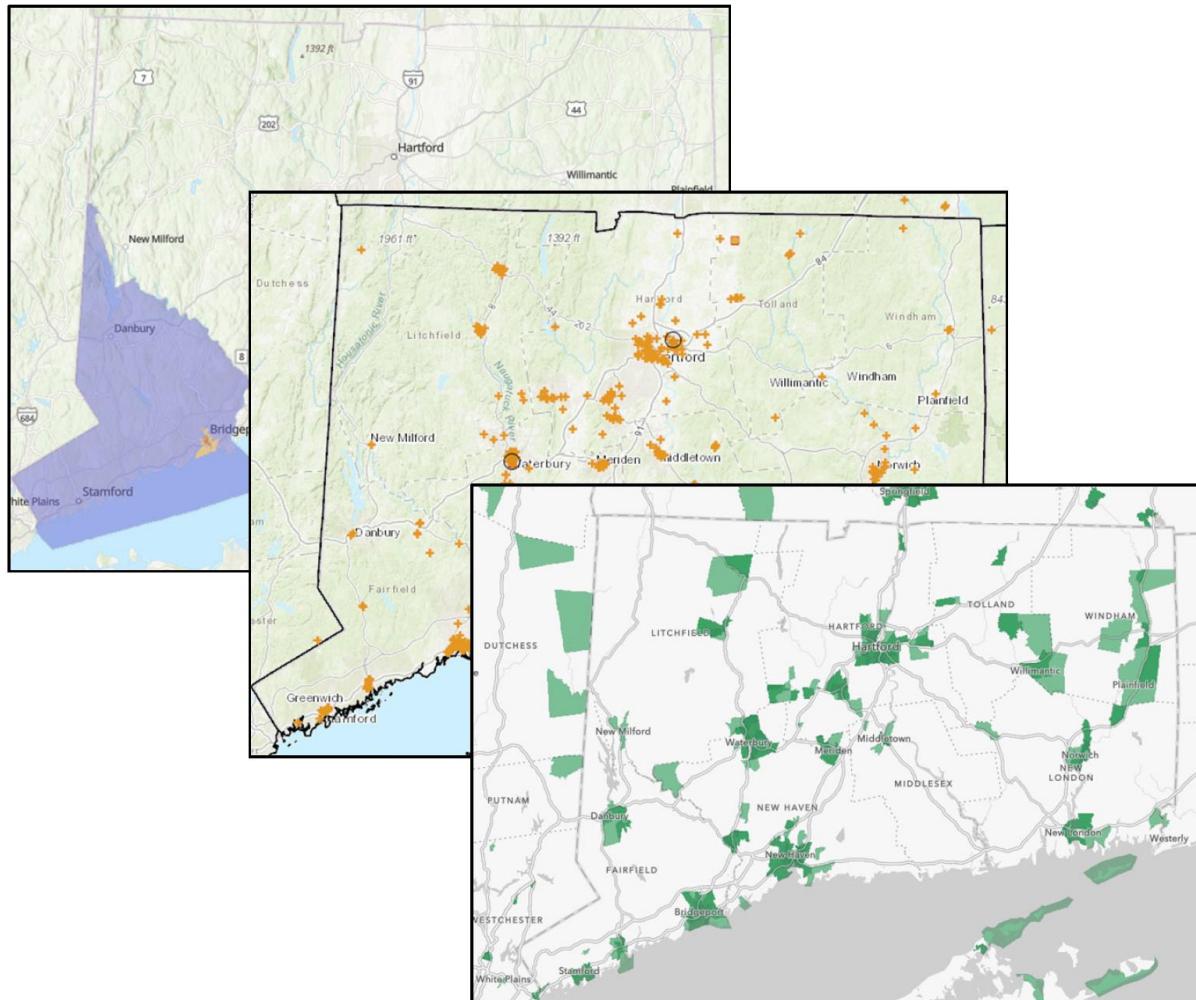
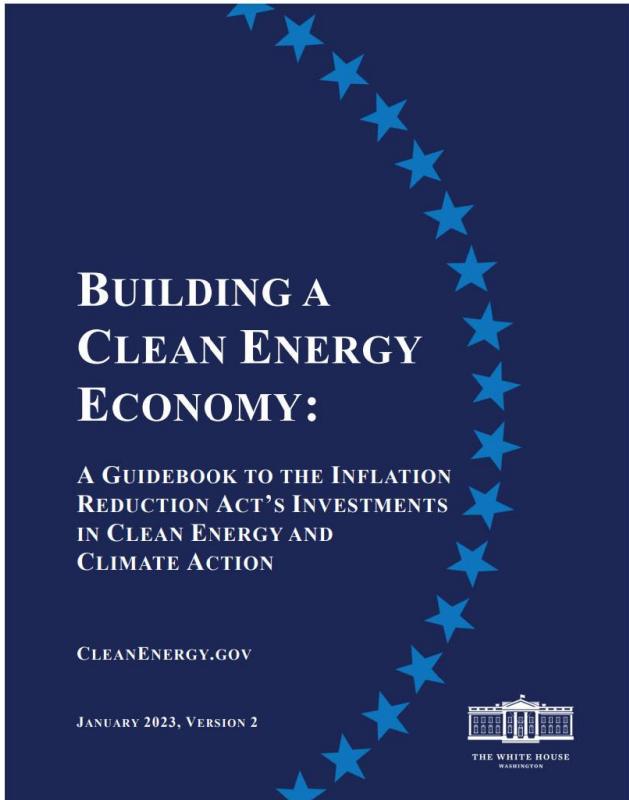


Market Segment	C-PACE
Project Summary	<u>Brownfield remediation and redevelopment of an old mill to a multifamily housing and commercial property.</u> Refurbishment of a historic powerhouse and dam and energy efficiency retrofits for the mixed-use property.
Support Needed	<ul style="list-style-type: none">▪ C-PACE loan to support hydro and energy efficiency▪ Other lenders/partners for the redevelopment: Department of Housing, Eversource (State Tax Credit), Enhanced Capital (Federal Tax Credit), Octagon Credit Partners, Urban Act, DECD, Haynes Construction
CT Results	82 residential units (mix of market-rate and affordable) ~900 kW clean energy (hydro)



Inflation Reduction Act

Domestic Content, Energy Communities, Low-Income Bonus



REFERENCES

MSAs and Coal-Fired Unit Retirements ([DOE Energy Community Tax Credit Bonus Map](#)) Note: MSA (Counties) subject to update every May.

EPA/CERCLA Brownfields ([EPA Clean Up My Community Map](#)) Note: There is no comprehensive map of brownfields for this purpose. Other brownfields (such as those on larger DEEP/DECD brownfield list) may qualify as well as those that utilize the Phase I or Phase II safe harbor.

Category 1 Map ([New Markets Tax Credit and Indian Land Map](#)) Indian Land (Category 2) not pictured below.







AB Eco Park Project, New Haven

Bill Gambardella

Developer

AB Eco Park Project, North Haven



CT-DECD Brownfields Investigation

- 2016 Grant
- \$200,000

©HWP





AB Eco Park

steps up with continued
investigation and planning

Project Team

eki
environment
& water

B&W
BABCOCK
& WILCOX
ENVIRONMENTAL

SVIGALS + PARTNERS



REDWAVE®

LANGAN

Connecticut®

Department of Economic and
Community Development

BIOGAS HOCHREITER
TR-Innovative Engineering Since 1984

VANDERWEIL

WT
WHITING-TURNER

 **EPA**
United States
Environmental Protection
Agency

Economic Development Partners



Connecticut[®]

Department of Economic and
Community Development

Sorting out the
regulatory
programs

**ABC Brownfields
Liability Relief
Program**

**Clean Up Grant of
\$4M to assist in
removal of historic
PCB contamination**

Environmental Impacts and Planning

Finalizing Investigation of PCB Areas

Completion of RAP

Landfill Disruption Authorization

Beneficial Use Authorization

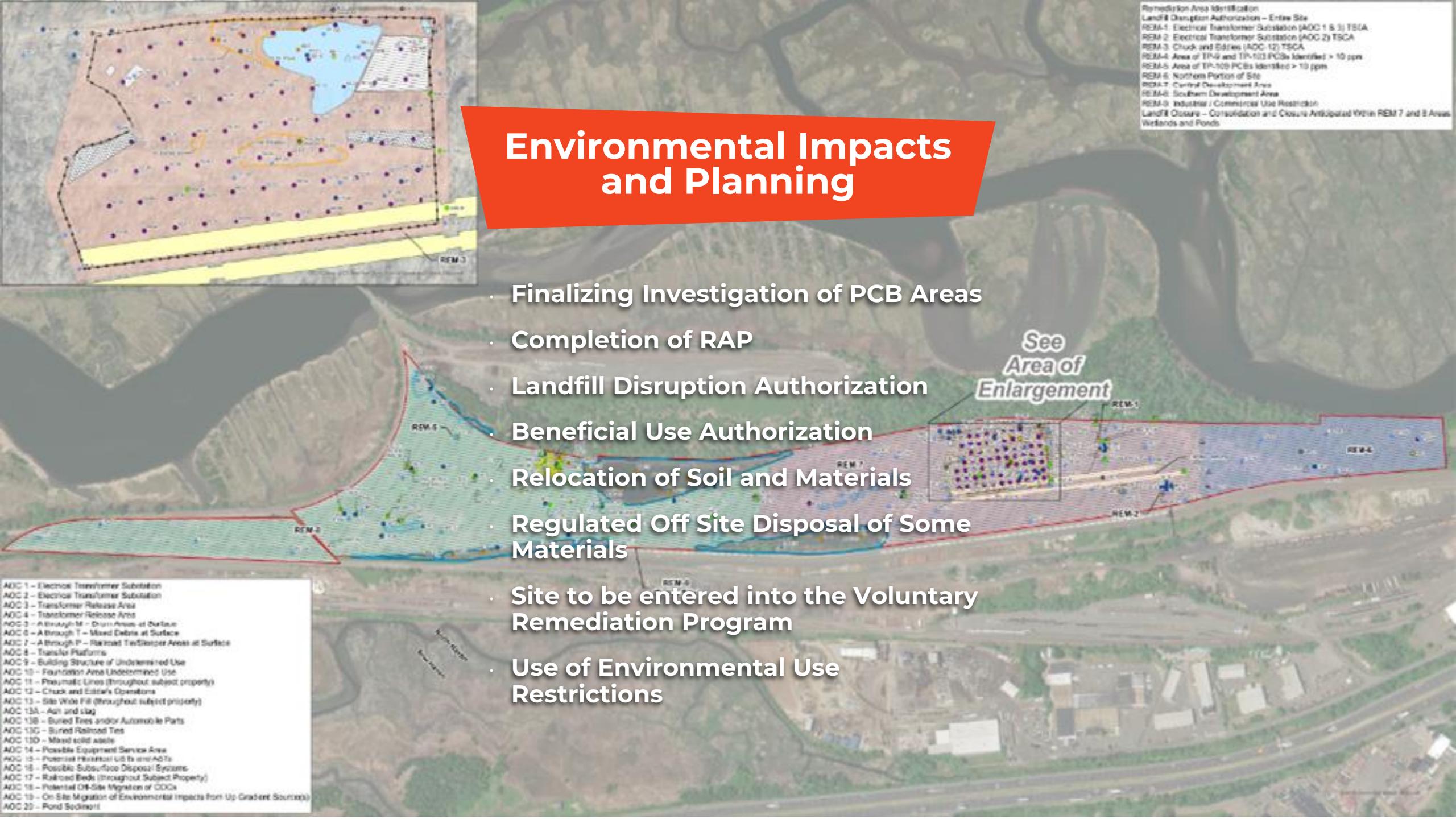
Relocation of Soil and Materials

Regulated Off Site Disposal of Some Materials

Site to be entered into the Voluntary Remediation Program

Use of Environmental Use Restrictions

Remediation Area Identification
Landfill Disruption Authorization – Entire Site
REM-1: Electrical Transformer Substation (AOC 1 & 3) TSCA
REM-2: Electrical Transformer Substation (AOC 2) TSCA
REM-3: Chuck and Eddie's (AOC 12) TSCA
REM-4: Area of TP-49 and TP-103 PCBs Identified > 10 ppm
REM-5: Area of TP-103 PCBs Identified > 10 ppm
REM-6: Northern Portion of Site
REM-7: Central Development Area
REM-8: Southern Development Area
REM-9: Industrial / Commercial Use Restriction
Landfill Closure – Consolidation and Closure Anticipated Within REM 7 and 8 Areas
Wetlands and Ponds

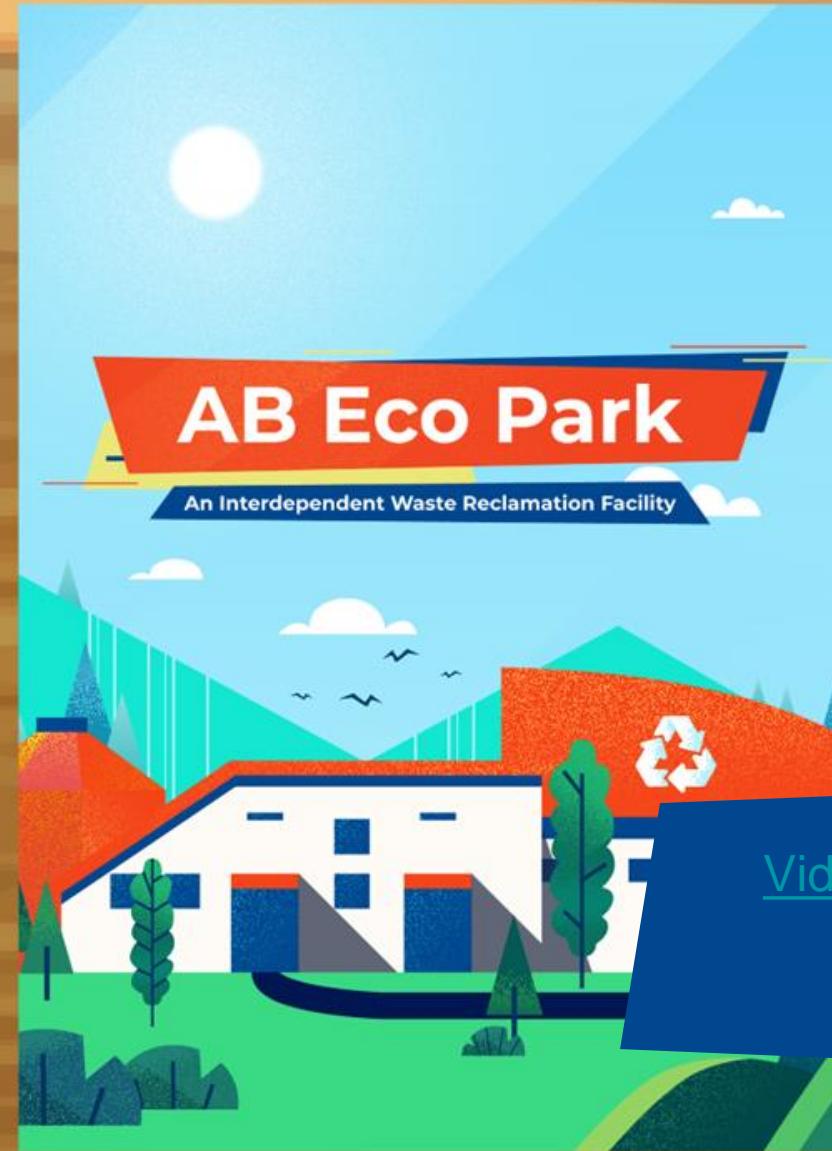


AOC 1 – Electrical Transformer Substation
AOC 2 – Electrical Transformer Substation
AOC 3 – Transformer Release Area
AOC 4 – Transformer Release Area
AOC 5 – A Through M – Drums Areas of Surface
AOC 6 – A Through T – Mixed Debris at Surface
AOC 7 – A Through P – Mixed Debris Areas at Surface
AOC 8 – Transfer Platforms
AOC 9 – Building Structure of Undetermined Use
AOC 10 – Foundation Area Undetermined Use
AOC 11 – Pneumatic Lines (throughout subject property)
AOC 12 – Chuck and Eddie's Operations
AOC 13 – Site Wide Fill (throughout subject property)
AOC 13A – Ash and slag
AOC 13B – Buried Tires and/or Automobile Parts
AOC 13C – Buried Railroad Ties
AOC 13D – Mixed solid waste
AOC 14 – Possible Equipment Service Area
AOC 15 – Potential Historical Use Areas and ACTs
AOC 16 – Possible Subsurface Disposal Systems
AOC 17 – Railroad Beds (throughout Subject Property)
AOC 18 – Potential Off-Site Migration of COCs
AOC 19 – On-Site Migration of Environmental Impacts from Up-Gradient Sources
AOC 20 – Pond Sediment

Regulatory Programs and Permitting



- LANGAN
- Solid Waste Permit
- Multiple Air Permits
- Pre – Permit discussions
- Best use of off take
based upon tax and
Carbon Credits



[Video link AB Eco Park](#)

Lee D. Hoffman

Member, Pullman & Comley, LLC

Energy & Brownfields- The Untapped Potential Is Bigger than You Think

Lee D. Hoffman

Pullman & Comley, LLC

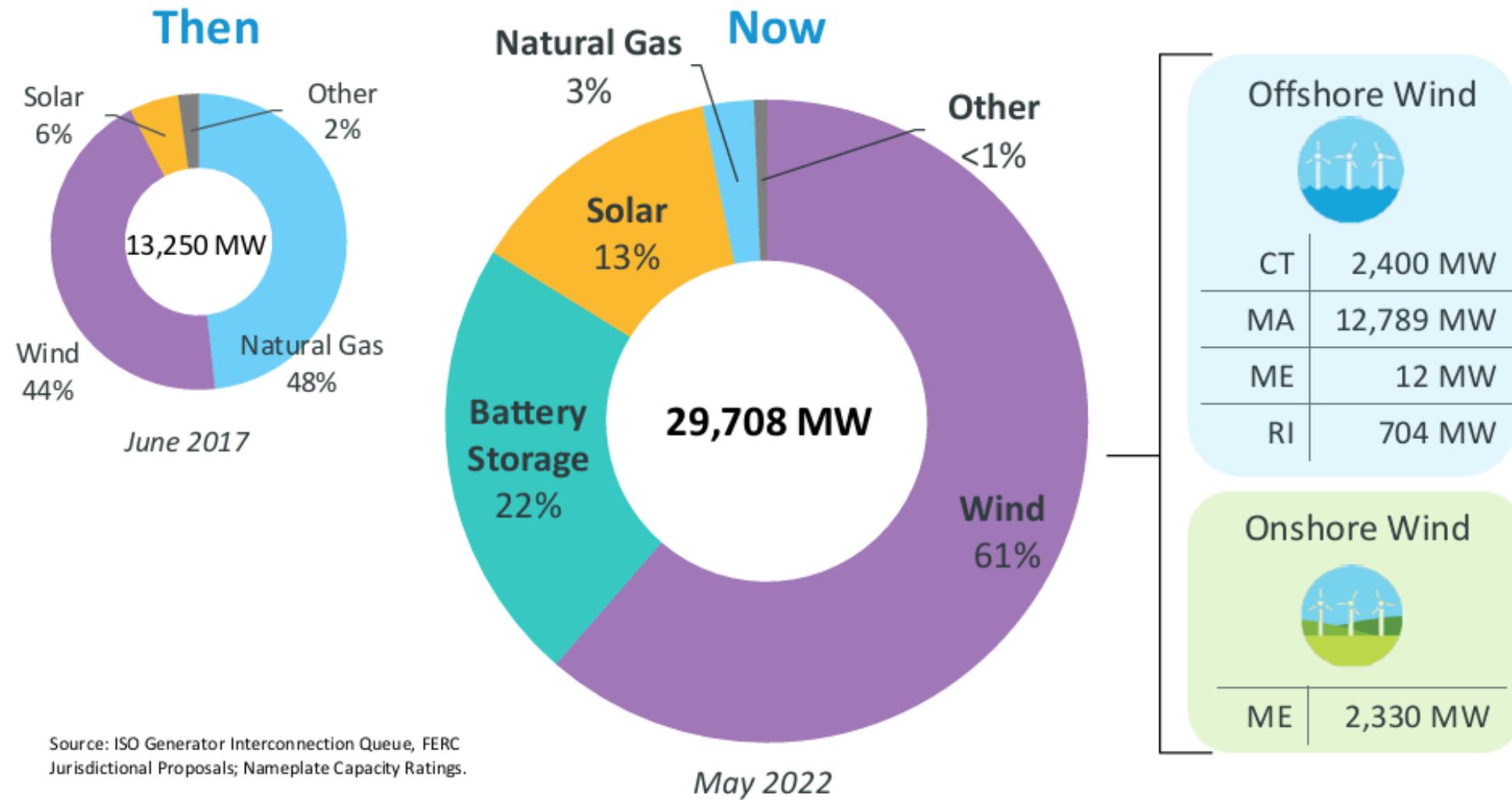
860.424.4315

lhoffman@pullcom.com

The Potential – HUGE Zero Carbon Goals

≥80% by 2050	Five states mandate greenhouse gas reductions economy wide: MA, CT, ME, RI, and VT (mostly below 1990 levels)
Net-Zero by 2050 80% by 2050	MA statewide GHG emissions limit MA clean energy standard
90% by 2050	VT renewable energy requirement
100% by 2050 Carbon-Neutral by 2045	ME renewable energy requirement ME emissions goal
100% by 2040	CT zero-carbon electricity goal
100% by 2030	RI renewable energy goal

The Potential – What's Getting Built?

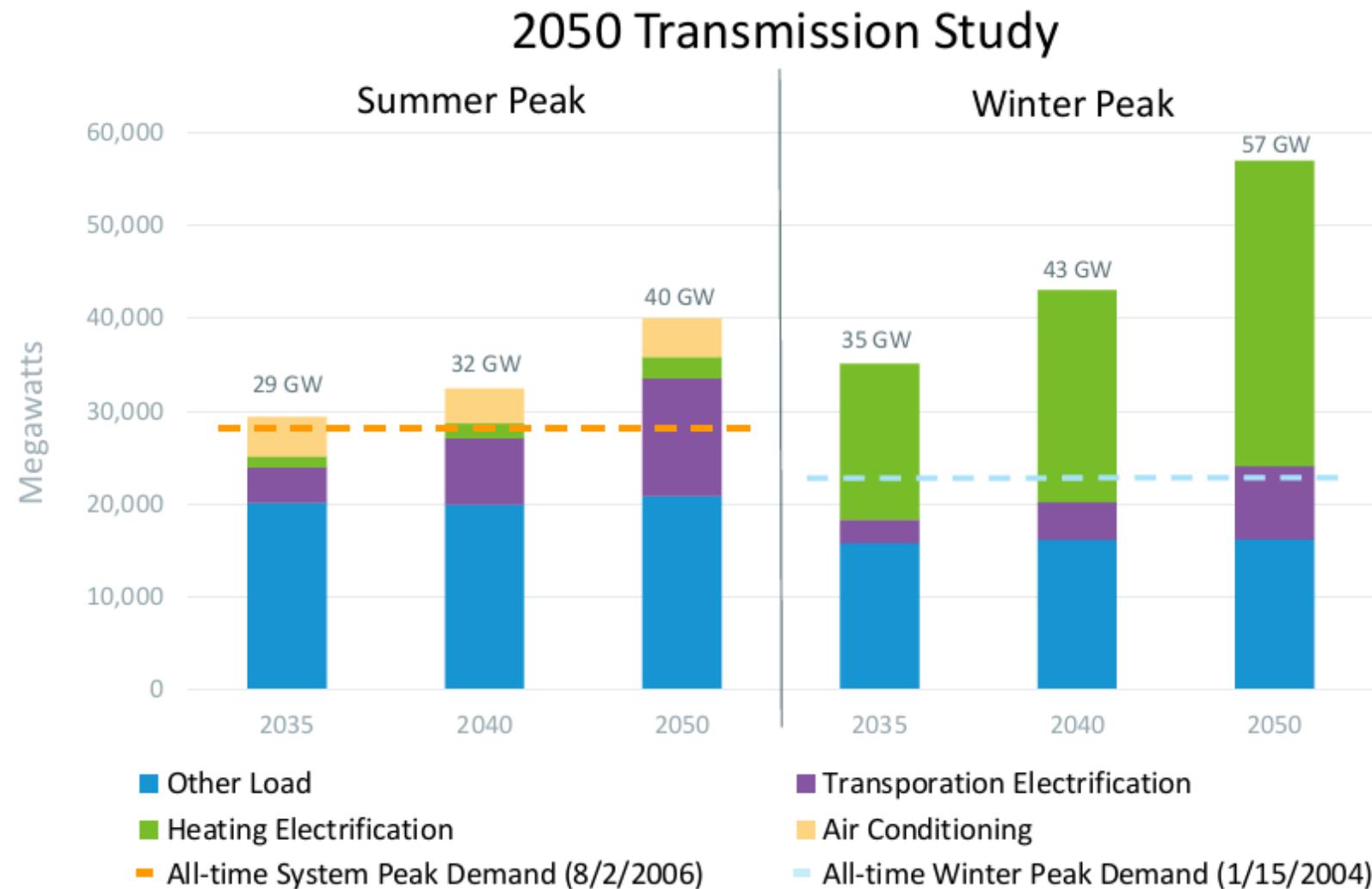


WINTER
IS
COMING



Our Electricity Needs Will DOUBLE

PULLMAN
& COMLEY



Source – ISO-NE



Brownfield Program & Networking Event
October 31, 2023

✓Q&A